



Land Use Annual Report 2011

Prepared By
St. Louis County Planning and Community Development

About the Report

The report provides an overview of residential and commercial land use activity in areas that are administered by St. Louis County. The report highlights permit type, variances, conditional use permits, plats, rezonings, land use plans, and others related to both shoreland and non-shoreland areas.

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A Message From the Planning and Community Development Department

Thank you for investing in St. Louis County and making it your place to live, work, play, and relax.

It is the goal of the Planning and Community Development Department to serve the public with the highest level of service and professionalism. Our role is to conduct land use permitting, assist communities in long-range planning efforts, maintain zoning regulations, improve communities infrastructure, and assist in other county goals.

St. Louis County is the largest county jurisdiction east of the Mississippi River, with over 6,860 square miles of scattered cities, lakes, resorts, and wilderness. The county has over 1,000 lakes, over 100 jurisdictions, thousands of miles of trails, and hundreds of parks that provide recreational opportunities to both residents and visitors.

With increasing use of technology, the Planning and Community Development Department continually improves communication efforts and streamlines the permitting process to assist property owners in getting projects started in a timely manner. We strive to be accessible, and to provide quick and reliable information.

In order to help residents further improve or develop both residential and commercial property, the Planning and Community Development Department has developed a series of print and web publications and applications to help guide project planning. These print and web publications and applications can be accessed through the Planning and Community Development Department's website, by calling us for assistance, or visiting one of our offices.

Sincerely,

Barbara Hayden, Director
St. Louis County Planning and Community Development

County Web-Site
www.stlouiscountymn.gov
Email Questions to: planninginfo@stlouiscountymn.gov

Land Use Administration

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

■ The Land Use Division

The St. Louis County Planning and Community Development Department's Land Use Division has two main functions:

1. Administer and enforce land use zoning regulations and associated permit requirements;
2. Work with other county departments and jurisdictions to conduct planning studies and analyses.

The goal of the Land Use Division is to streamline regulatory activities to be more "customer friendly" without sacrificing land use integrity. The Planning and Community Development Department has offices in Duluth and Virginia.

■ Duties of the Land Use Division

- Review development proposals
- Review, approve and enforce zoning
- Make recommendations to the County Board on land use plans, rezonings, and amendments to ordinances
- Review subdivision plats
- Issue land use permits
- Conduct environmental review
- Assist with county water planning
- Provide staffing for Planning Commission (PC) and Board of Adjustment (BOA)
- Guide land use planning process
- Coordinate inter-agency/inter-jurisdictional planning activity
- Administer wetland and shoreland regulations



■ St. Louis County's Zoning Ordinance

The St. Louis County Zoning Ordinance establishes a comprehensive land use regulation for that portion of St. Louis County outside the incorporated limits of municipalities to promote the health, safety, and general welfare of residents and visitors.

The county is divided into land use zones. In each zone there are regulations for permitted uses of land and the placement of all structures. The county must also adhere to various federal and state laws.

The regulations are intended to encourage the most appropriate use of land in the county and to recognize and preserve the economic and environmental values of all lands within the county.

Land use regulations strive to balance the protection of natural resources, provide opportunities for economic growth, guard private property owner rights, and encourage the most appropriate use of the land.

Ordinances, Statutes, Plans Enforced by St. Louis County Planning and Community Development Department

St. Louis County	Adopted	Amended
Zoning Ordinance #46	February 16, 1993	August 16, 1993 March 23, 1998 November 1, 2000 July 1, 2003 December 14, 2007 July 1, 2009 November 1, 2011
Comprehensive Land Use Plan Ordinance #27	December 27, 1977	November 1, 2011
Subdivision Regulations Ordinance #33	July 13, 1993	December 7, 2007
Floodplain Management Ordinance #43	February 19, 1992	March 4, 2002
Comprehensive Wetland Protection and Management Plan	March 9, 1999	November 1, 2011 (Repealed)
Comprehensive Water Management Plan	September 14, 2010	

Land Use Administration

Planning Commission (PC)

Board of Adjustment (BOA)

Permit Summary

Land Use Administration

■ Ordinances, Statutes, and Plans




The St. Louis County Planning and Community Development Department's Land Use Division administers state, federal and local regulations pertaining to land use.

■ Administration of Zoning

The St. Louis County Planning and Community Development Department administers zoning regulations in areas listed below.

Cities and some townships in St. Louis County administer their own zoning.

Administration of Zoning St. Louis County 2011

-  Cities that administer their own zoning
-  Townships that administer their own zoning
-  Townships administered by St. Louis County



Cities and Townships That Administer Their Own Zoning

Cities	Phone	Web Site
Aurora	(218) 749-2912	www.ci.aurora.mn.us
Babbitt	(218) 827-2188	www.babbitt-mn.com
Biwabik	(218) 865-4183	www.cityofbiwabik.com
Brookston	(218) 453-5541	na
Buhl	(218) 258-3226	www.buhladmin@rangenet.com
Chisholm	(218) 254-7900	www.chisholm.govoffice.com
Cook	(218) 666-2200	www.cookmn.us
Duluth	(218) 730-5240	www.duluthmn.gov
Ely	(218) 365-3224	www.elyminnesota.com
Eveleth	(218) 744-2501	www.evelethmn.com
Floodwood	(218) 476-2751	www.floodwood.govoffice.com
Gilbert	(218) 748-2232	www.gilbertmn.org
Hermantown	(218) 729-3600	www.hermantownmn.com
Hibbing	(218) 262-3486	www.hibbing.mn.us
Hoyt Lakes	(218) 225-2344	www.hoytlakes.com
Iron Junction	(218) 744-4389	www.cityofironjunction@mchsi.com
Kinney	(218) 258-3836	www.cityofkinney@mchsi.com
Leonidas	(218) 744-1574	www.cityofleonidas@mchsi.com
McKinley	(218) 749-5313	www.cityofmckinley@hotmail.com
Meadowlands	(218) 427-2565	www.info@cimeadowlandsmn.us
Mountain Iron	(218) 735-8446	www.mtniron.com
Orr	(218) 757-3288	www.orrnm.com
Proctor	(218) 624-4055	www.ci.proctor.mn.us
Tower	(218) 753-4070	www.cityoftower.com
Virginia	(218) 748-7500	www.virginiamn.us
Winton	(218) 365-5941	www.wintoncityclerk@gmail.com

Townships

Canosia	(218) 721-4944	www.canosiatownship.qwestoffice.net
Duluth	(218) 393-8500	www.duluthtownship.org
Gnesen	(218) 721-5433	www.midwaytwpmn.govoffice2.com
Greenwood	(218) 780-9060	www.greenwoodtownshipmn.com
Lakewood	(218) 349-4156	www.lakewoodmn.org
Midway	(218) 726-2479	www.midwaytwpmn.govoffice2.com
Rice Lake	(218) 721-5001	www.ricelaketownshipmn.org

All Other Areas

St. Louis County	(218) 725-5000	www.stlouiscountymn.gov
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Land Use Administration

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

■ What is a Comprehensive Land Use Plan

St. Louis County has developed and updated a comprehensive land use plan and townships across the county have also developed plans for their particular areas.

The purpose of a Comprehensive Plan is to provide a coordinated set of guidelines for decision-making to guide the future growth and development of an area. After these guidelines and policies are set, a zoning map is developed and maintained by St. Louis County.

Comprehensive plans can address many areas of concern by residents such as: land use, housing, commerce, industry, recreation, open space, agriculture, timber production, public utilities, public facilities, and other land uses to accommodate future growth.

Comprehensive plans must include provisions to protect the quality and quantity of groundwater that is used for public water supplies. The plan must also address surface water, including drainage, flooding and storm water run-off.

Land use plans are the compilation of community ideas by all stakeholders including citizens and key decision makers. Plans often evolve over many months, or even years, of discussion, thought, input, debate, examination and study.

The final plan reflects community agreement about land uses and is implemented through zoning ordinances.



Land Use Administration

Planning Commission (PC)

Board of Adjustment (BOA)

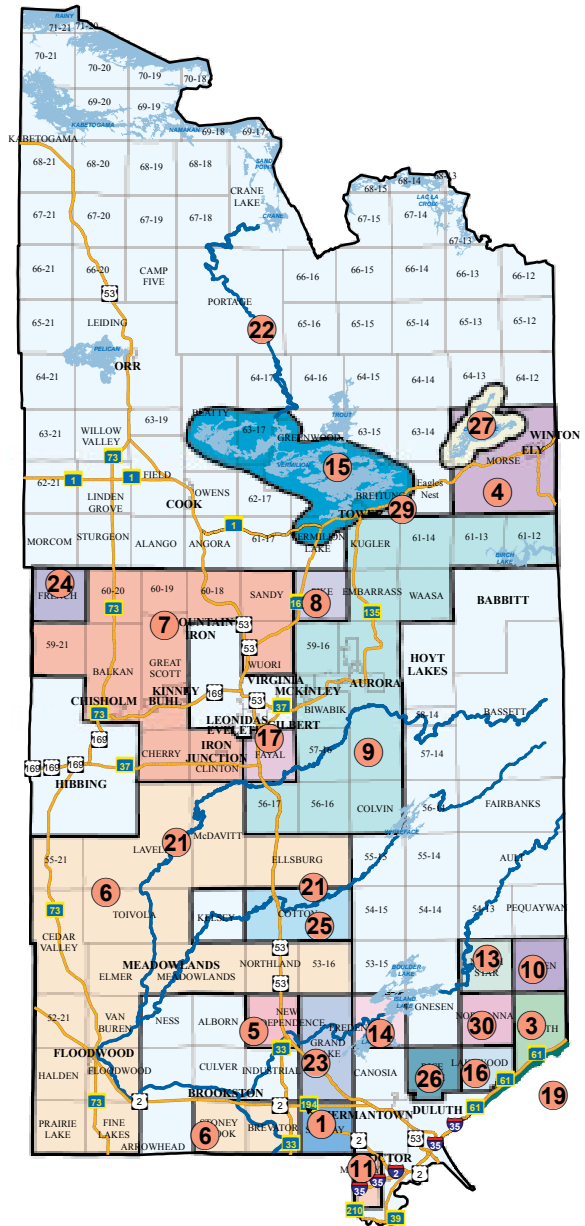
Permit Summary

Land Use Administration

Comprehensive Plans St. Louis County 2011

Land Use Plans and Their Effective Dates

Section 1	Town of Solway January 6, 1978 March 13, 2001	Section 16	Town of Lakewood October 22, 1985
Section 3	Town of Duluth January 29, 1979	Section 17	Town of Fayal December 2, 1985 September, 2002
Section 4	Town of Morse February 1, 1979	Section 18	Houseboat Goals and Policies May 26, 1987
Section 5	Town of New Independence April 1, 1979	Section 19	North Shore Management Plan April 24, 1990
Section 6	Southwest Planning Area September 1, 1980	Section 21	St. Louis, Cloquet, Whiteface Corridor Management Plan April 5, 1994
Section 7	West Range Planning Area October 6, 1980	Section 22	Vermilion River Plan August 15, 1995
Section 8	Town of Pike September 14, 1981	Section 23	Grand Lake Plan May 9, 2000
Section 9	East Range Plan October 26, 1981	Section 24	French Plan May 23, 2000
Section 10	Town of Alden March 22, 1982	Section 25	Cotton Plan April 10, 2001
Section 11	Town of Midway April 12, 1982	Section 26	Rice Lake Plan November 20, 2001
Section 13	Town of North Star March 14, 1983	Section 27	Burntside Lake Land Use Plan September 1, 2001
Section 14	Town of Fredenberg December 10, 1984	Section 29	Breitung Land Use Plan March 15, 2003
Section 15	Lake Vermilion Land Use Plan July 1, 2009	Section 30	Normanna Township Plan July 1, 2003



Permit Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

About Land Use Permits

The St. Louis County Planning and Community Development Department regulates land use to encourage the most appropriate use of property while preserving economic and environmental value. To accomplish this task, the Planning and Community Development Department requires land use permits for:

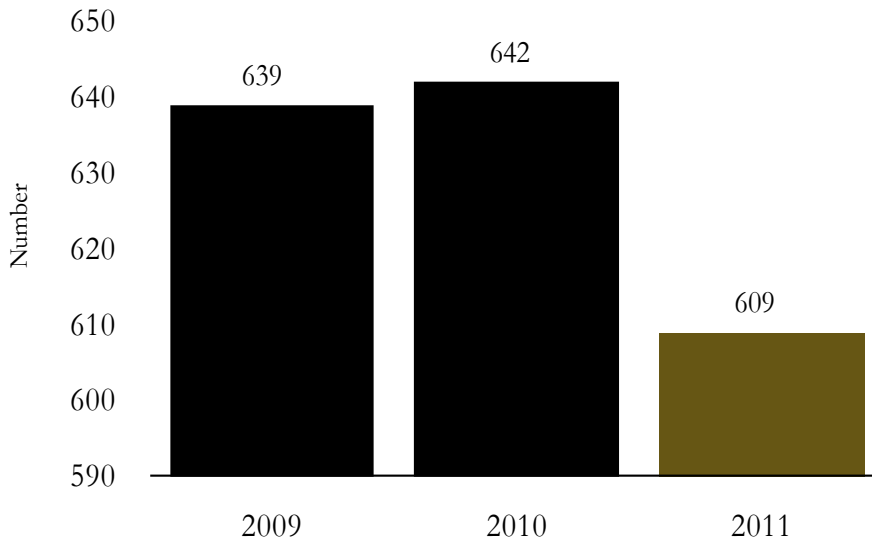
- Homes/cabins, additions, accessory buildings (garages, sheds, gazebos, screen houses, saunas, boathouses, and storage buildings), borrow pits, commercial uses, decks, industrial uses, change in use, land alterations to shoreland, home-based businesses, junk/salvage yards, mobile homes, replacing of one structure with another, remodeling, signs, bunkhouses and other special situations

Total Permit Activity

In 2011, there were a total of 609 approved land use permits which represents a decrease in activity by 4.7% from 609 in 2011.

Total Land Use Permit Activity 2009-2011

Approved Land Use Permits



Land Use Permit by Type 2011

	2009	2010	2011	
			#	% Change 09-11
Land Use Permits	639	642	609	- 4.7
Total Land Use Permits	734	737	609	- 4.7

Source: St. Louis County Planning and Community Development Department, 2011

Permit Summary

Planning Commission (PC)

Board of Adjustment (BOA)

Permit Summary

Land Use Administration

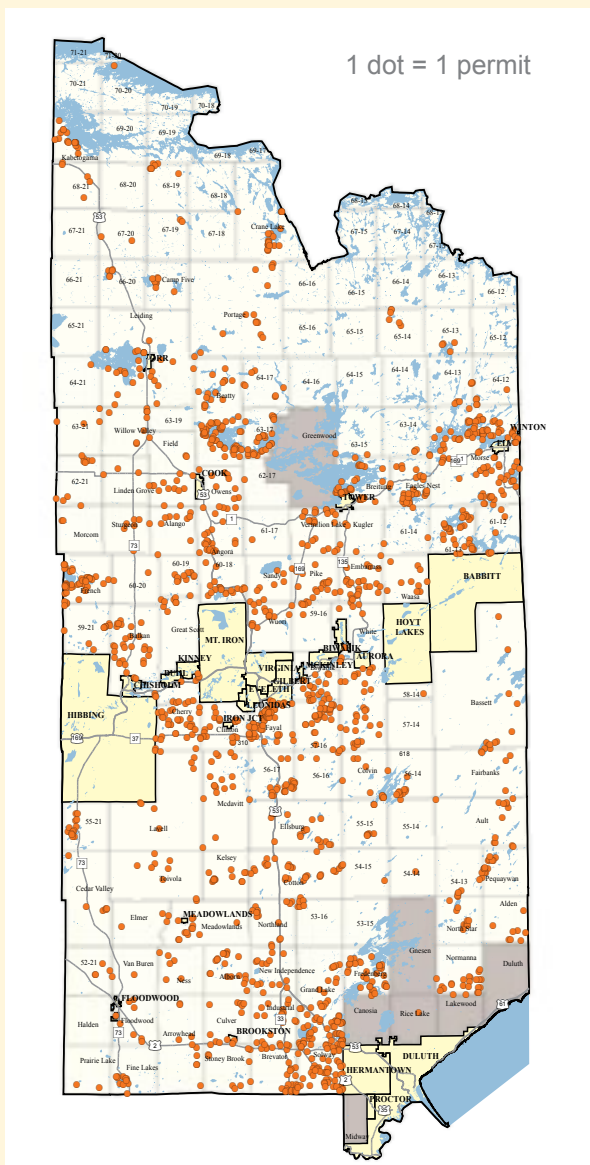
■ Permit Activity: Dot Maps

The following maps show permit activity by location across St. Louis County and are intended to portray potential trends and hot spots. One dot equals one permit.

The data includes all the permit activity within the jurisdictions of St. Louis County and excludes any township that administers its own zoning.

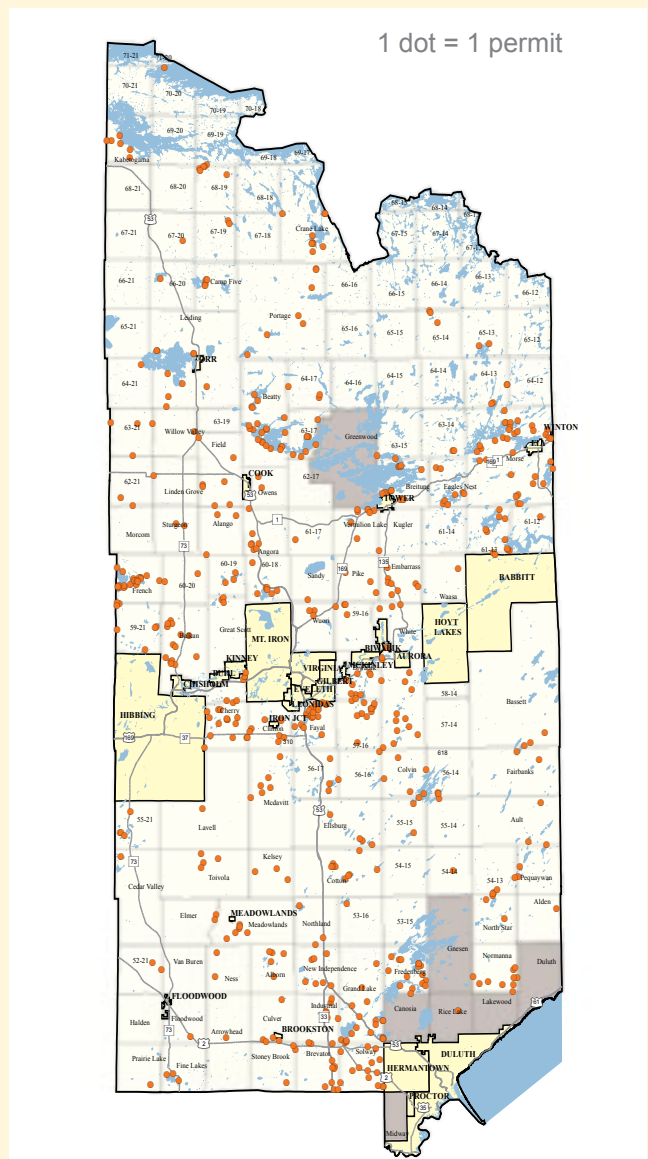
Both maps show higher levels of permit activity in the lake regions and rural areas of the county. The rural areas include townships and cities that are considered suburb areas of Duluth.

2009-2011 Land Use Permit Activity



Source: St. Louis County Planning and Community Development Department, 2011

2011 Land Use Permit Activity All Participating Communities in Permit System



Source: St. Louis County Planning and Community Development Department, 2011

Note: Data extracted from the Minnesota Counties Information System (MCIS) and participating cities.

Permit Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

■ Permits By Month

Land use permit applications were received throughout 2011. The removal of road restriction in the spring marks the beginning of the construction season and there is a significant increase in the number of permit applications at that time.

Historically, the peak of the land use permit season is in August, while the low is in December. In 2011, the peak number of applications reviewed and approved was in June, and January had the lowest activity.



Source: St. Louis County Planning and Community Development Department, 2011

Permit Summary

Planning Commission (PC)

Board of Adjustment (BOA)

Permit Summary

Land Use Administration

Land Use Permits by Type

In 2011, the highest number of land use permits approved by type was accessory buildings with 305 permits, followed by single-family dwellings with 152 permits, and dwelling additions with 78 permits.

In 2011, the highest number of approved permits within each type was 154 permits for accessory buildings greater than 800 square feet, 121 permits for single-family dwellings with over 600 square feet, 137 permits for accessory building structures between 100 and 800 square feet, and 78 permits for dwelling additions.

Accessory buildings accounted for 45% of all approved permits in 2011. New construction of single-family dwellings and the placement of mobile homes accounted for 22.65% of all approved permits. Dwelling additions accounted for 11.62% of all approved permits. New commercial buildings, additions, and accessory additions accounted for 2.09% of approved permits.

The adjacent chart is a further breakdown of approved land use permits within the St. Louis County Planning and Community Development Department's jurisdiction.

Land Use Permits by Type

Total Number 2009-2011

Type	2009	2010	2011		
			#	% of Total	
General Land Use Permits					
Single Family Dwelling (0-600 sq. ft.)	22	33	20	3.20%	
Single Family Dwelling (>600 sq. ft.)	139	125	121	19.86%	
Mobile Home	4	7	11	1.80%	
Subtotal	165	165	152	24.95%	
Dwelling Addition	84	95	78	12.80%	
Subtotal	84	95	78	12.80%	
Accessory Building (100-800 sq. ft.)	131	128	137	22.49%	
Accessory Building (>800 sq. ft.)	159	161	154	25.28%	
Accessory Building Addition	11	18	14	2.29%	
Subtotal	301	307	305	50.08%	
Commercial Building	8	5	5	0.82%	
Commercial Building Addition	4	3	4	0.65%	
Commercial Accessory Building	4	2	5	0.82%	
Subtotal	16	10	14	2.29%	
Deck	27	22	28	4.59%	
Sauna	16	22	13	2.13%	
Screened Porch	0	0	0	0.00%	
Home Occupation	2	2	4	0.65%	
Structure Moving/Storage	4	1	1	0.16%	
Other (Performance standards, off-site signs, fee-waived, etc.)	24	18	14	2.29%	
Land Use Permit Subtotal	639	642	609	100%	

Source: St. Louis County Planning and Community Development Department, 2011

Permit Summary

Land Use Administration

Permit Summary

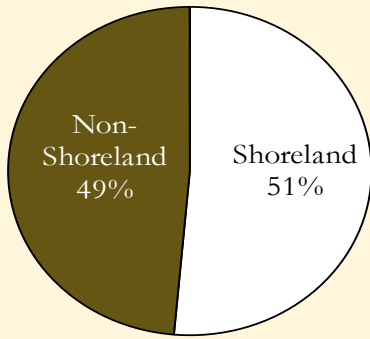
Board of Adjustment (BOA)

Planning Commission (PC)

Shoreland vs. Non-Shoreland Permits

St. Louis County 2011

(Excludes Variances and Planning Commission Applications)



Of the total approved permits in 2011, 51% were shoreland-related and 49% were non-shoreland.

Source: St. Louis County Planning and Community Development Department, 2011



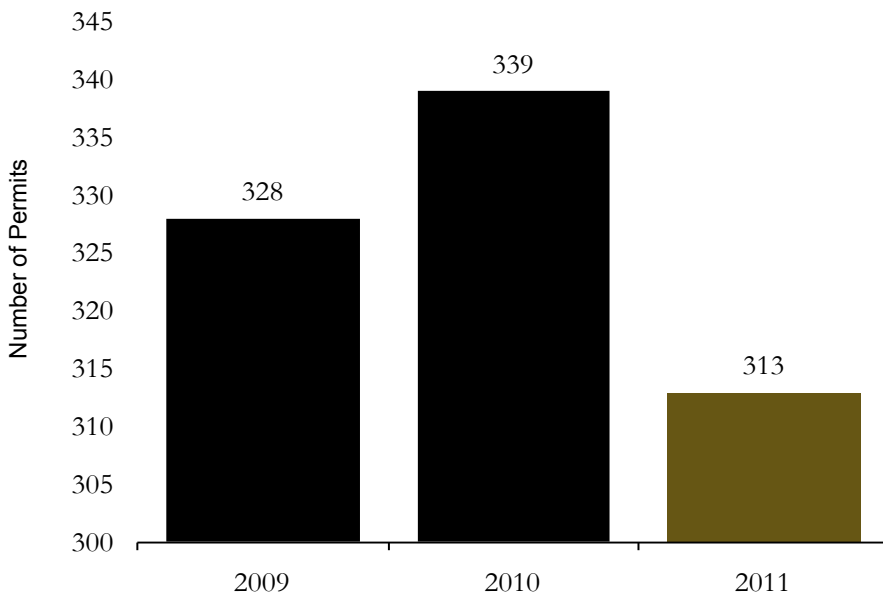
All Permit Activity By Class

By Percent (%) Shoreland vs. Non-Shoreland

	2009	2010	2011		
			Number	Percent (%)	Percent (%) Change '09-'11
Non-Shoreland Permits	49%	47%	296	49	0%
Shoreland Permits	51%	53%	313	51	0%

Total Shoreland Approved Permits

2009-2011 (Excludes Variances and Planning Commission Applications)



In 2011, there were 313 approved shoreland permits. From 2009-2011, St. Louis County averaged 326 approved shoreland permits per year in county administered areas.

Source: St. Louis County Planning and Community Development Department, 2011

Permit Summary

Planning Commission (PC)

Board of Adjustment (BOA)

Permit Summary

Land Use Administration



Development Activity by Lake Classification (Excludes Variances and Planning Commission Applications)

Lake Classification	# of Permits			
	2009	2010	2011	Total 2009-2011
1. Recreational Development	177	190	158	525
2. General Development	78	75	74	227
3. Natural Environment	27	41	44	112
River Classification				
4. Tributaries	19	14	28	61
5. Rural/Agricultural	15	12	5	32
6. Trout Streams	6	5	3	14
7. SLC Remote	2	2	1	5
8. DNR Forested	4	0	0	4

Source: St. Louis County Planning and Community Development Department, 2011

Recreational Development lakes had the most permit activity in 2011 with 158 approved permits, and the most permit activity from 2009-2011 with 525 approved permits. General Development lakes had the second most permit activity in 2011 with 74 approved permits, and the second most permit activity from 2009-2011 with 227 approved permits. Natural Environment lakes had 44 approved permits in 2011 and a 2009-2011 total of 112 approved permits.

Tributary rivers had the most permit activity in 2011 with 28 approved permits, and the most permit activity from 2009-2011 with 61 approved permits. Rural/Agricultural rivers had the second most permit activity in 2011 with 5 approved permits, and the second most permit activity from 2009-2011 with 32 approved permits. Trout streams had 3 approved permits in 2011 and a 2009-2011 total of 14 approved permits. St. Louis County (SLC) Remote rivers had 1 approved permit in 2011 and a 2009-2011 total of 5 approved permits. DNR Forested rivers had 0 approved permits in 2011 and a 2009-2011 total of 4 approved permits.

Board of Adjustment (BOA) Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

Board of Adjustment (BOA) Duties

The duties of the St. Louis County Board of Adjustment (BOA) are:

1. To hear requests and make decisions about variances from the county's official controls; and
2. To hear appeals and make administrative decisions relating to county official controls.

The goal of the Land Use Division is to streamline regulatory activities to be more "customer friendly" without sacrificing land use integrity. The Planning and Community Development Department has offices in Duluth and Virginia.

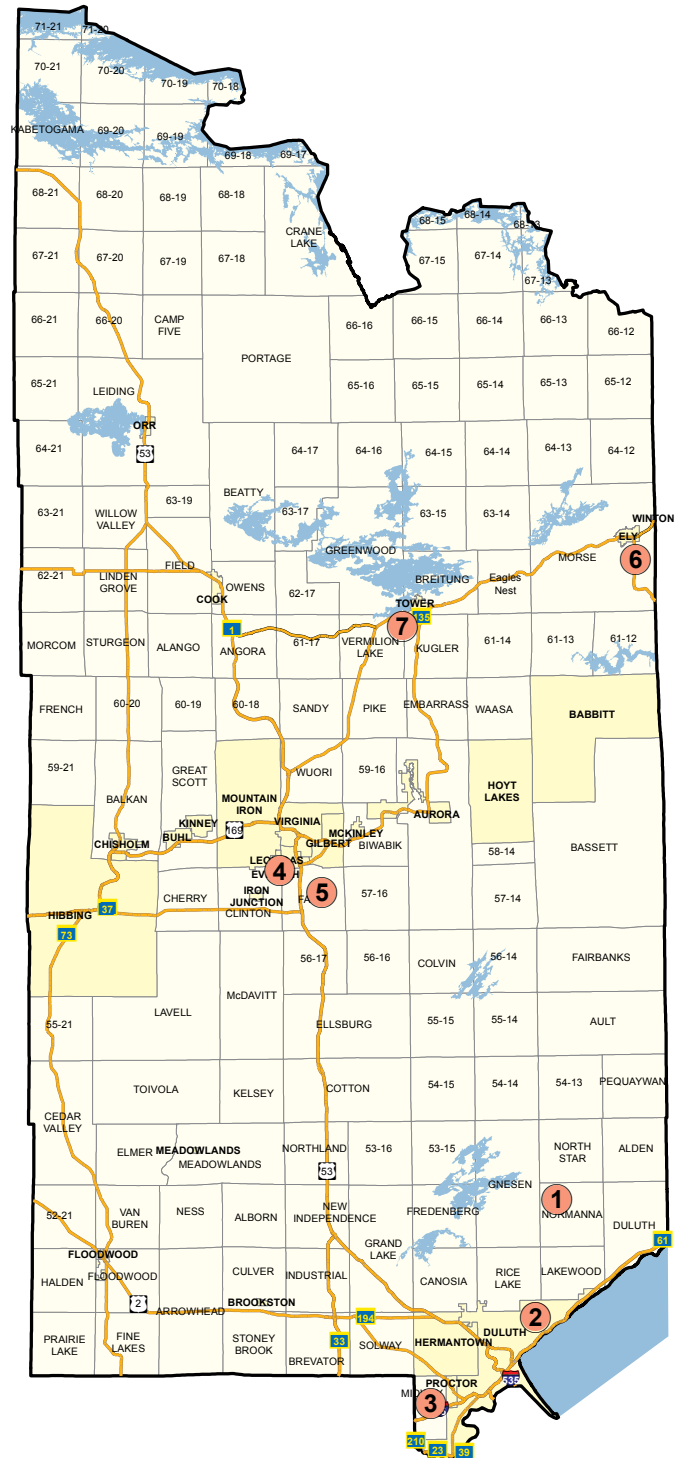
It is impossible to develop official controls with sufficient detail to manage the physical development of land in every circumstance. Allowing variances from official controls is necessary to provide flexibility in the regulatory process when strict enforcement of official controls would be unreasonable and unfair.

The BOA is responsible for providing this flexibility as appropriate without undermining the standards and objectives of the comprehensive plan or the official controls enacted by the county to further the purpose and objectives of its comprehensive plan. The BOA acts as a safety valve for the county for issues relating to the practical difficulty in the application of official controls.

Board of Adjustment (BOA) 2011 Members

1. Kurt Johnson
2. Steven Filopovich
3. David Peterson
4. Diana Werschay
5. William Coombe
6. Kelly Klun
7. David Pollock

Board of Adjustment (BOA) 2011 Membership Locations



Board of Adjustment (BOA) Summary

Planning Commission (PC)

Board of Adjustment (BOA)

Permit Summary

Land Use Administration

Reasons for Variances

In the past several years, there has been an increase in development pressure on land along and near St. Louis County lakes and streams. This has led to a higher number of variances requested from the BOA. Reasons for variances include:

- Geographic hardship or practical difficulty
- Physical limitations— wetlands, rock outcrops, steep slopes
- Original development occurred prior to the enactment of current land use regulations
- Conversion from seasonal to year-round use
- Need for septic updates due to more intensive use
- Nonconformities created when new regulations are enacted
- Small lots in original plats do not prioritize resource protection

Definitions

Variance

Variance means a modification of or variation from official controls.

Official Controls

Official controls are legislatively defined and enacted policies, standards, and other criteria, all of which control the physical development of a municipality or a county. County official controls typically include zoning ordinances, subdivision controls, and sanitary ordinances.

Variance Applications

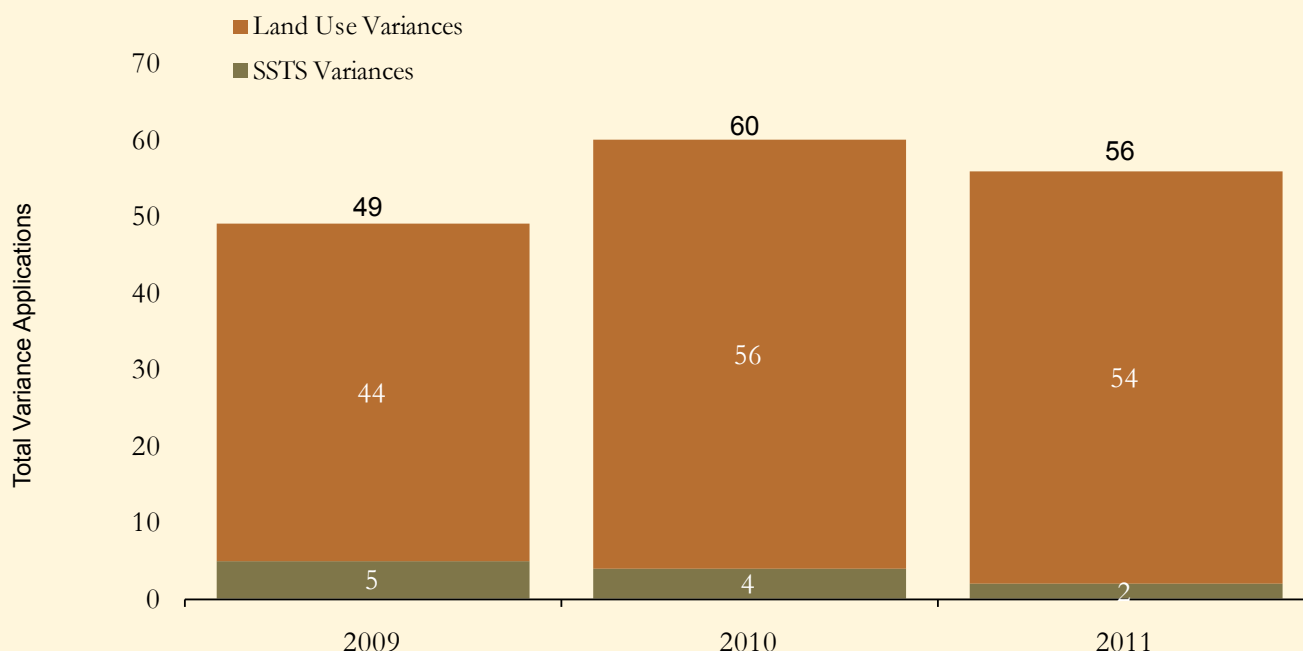
The Board of Adjustment (BOA) acted upon a total of 56 variance applications in 2011. The Planning and Community Development Department presented 54 variance applications and the Environmental Services Department presented 2 variance applications.

From 2009-2011, the BOA acted upon an average of 55 variance applications per year. The number of variance requests decreased by 4 from 2010.

In 2011, 56 variance applications were acted upon by the BOA. Of those, 3 were denied. It should be noted that 10 were withdrawn because ordinances had changed or a county staff member provided the applicant with an alternative to the variance requested.

Variance Applications

Planning and Environmental Services
2009-2011



Source: St. Louis County Planning and Community Development Department, 2011

Board of Adjustment (BOA) Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

Shoreland Variances

A majority of variance applications are related to the development of shoreland property. In 2011, 46 variance applications (80%) were related to lake property.

Variance Applications by Month

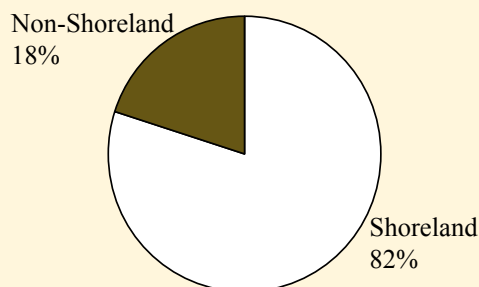
In 2011, the permit season peaked from May to September. Historically, this is a typical pattern. The number of variance applications is low during the winter months, peak during the late fall and are relatively stable during the remaining months.

Variance Applications by Type

The adjacent chart displays the variance applications by type. Each variance application can have multiple requests for relief from ordinance requirements.

Shoreland Variance Applications 2011

Planning and Environmental Services

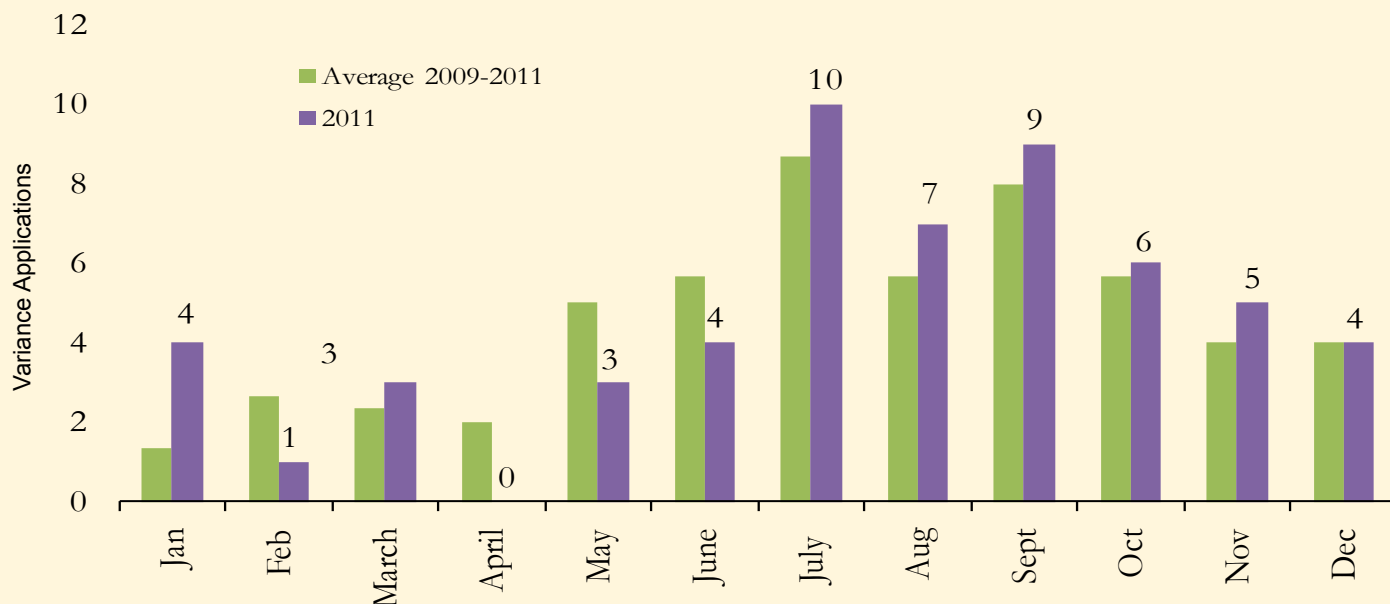


Shoreland Variance Applications				
Planning and Environmental Services Departments Totals by Percent (%)				
	Number			Percent (%) of Total
	2009	2010	2011	
Shoreland	46	56	46	82%
Non-Shoreland	3	4	10	18%
Total Requests	49	60	56	100%

Variance Applications By Month

Planning and Environmental Services

2009-2011



Source: St. Louis County Planning and Community Development Department, 2011

Board of Adjustment (BOA) Summary

Planning Commission (PC)

Board of Adjustment (BOA)

Permit Summary

Land Use Administration

Variance Requests by Type

St. Louis County Planning and Community Development Department

	2009	2010	2011	Increase or Decrease in Variances 2010-2011
Principal Structures				
Shoreline Setback	5	14	14	
Lot Width and/or Area	2	9	3	↓
40% of Lot Width	5	10	1	↓
Side Yard Setback	4	9	0	↓
Second Principal Structure	1	2	0	↓
Height Limit	0	4	1	↓
Road Setback	3	5	2	↓
Rear Yard	0	1	0	↓
Bluff	0	0	0	
% Lot Coverage	0	3	2	↓
Sub Total	20	57	23	↓
Primary Additions				
Shoreline Setback	4	4	1	↓
Allowable Size Exceeded	6	7	5	↓
Height Limit	4	0	0	
Side Yard Setback	6	2	2	
One Addition Allowed	4	2	1	↓
40% of Lot Width	4	1	1	
Foundation from Lake	0	0	0	
Road Setback	3	0	2	↑
Sub Total	31	16	12	↓
Accessory Structure				
Shoreline Setback	5	4	2	↓
Road Setback	5	5	7	↑
Size Limit	4	1	2	↓
Side Yard Setback	5	3	1	↓
Rear Lot Line	1	0	1	↑
Second Water Oriented Structure	0	0	0	
Bluff	0	1	0	↓
Sub Total	20	14	13	↓
Other				
SSTS	5	4	2	↓
Subdivision Platting	7	11	5	↓
Side Lot Line (Accessory Additions)	0	0	0	
Boathouse Size Exceeded	0	0	1	↑
Exceeding % of Impervious Surface	0	0	0	
Appeal of PC Decision	0	0	0	
Sub Total	12	15	8	↓
Total	83	102	56	↓

Planning Commission (PC) Summary

Land Use Administration

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Board of Adjustment (BOA)

Planning Commission (PC)

Planning Commission Duties

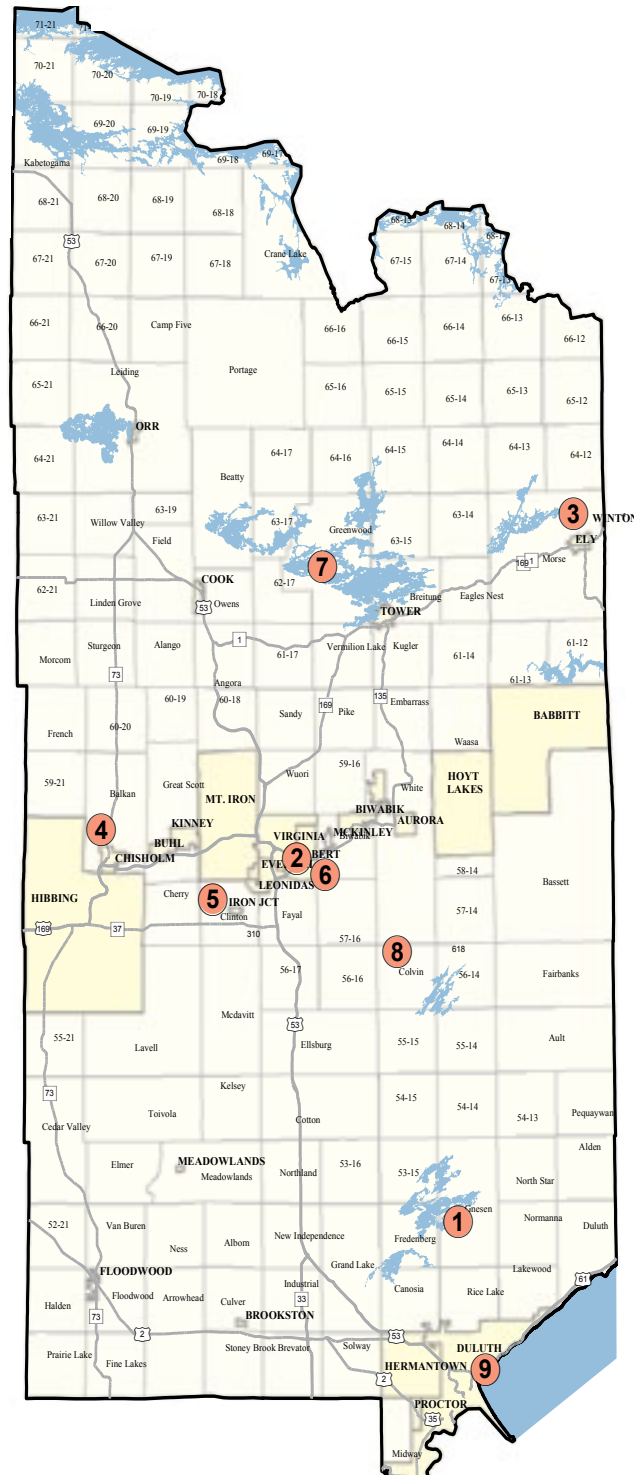
Duties of the St. Louis County Planning Commission (PC) are:

1. To prepare and recommend to the St. Louis County Board of Commissioners a county comprehensive plan and official controls necessary for implementation.
2. To review any comprehensive, land use, or other plans or official controls sent to the county by any local unit of government, council of governments, regional agency, state agency, or federal agency, and to make a report to the County Board.
3. To hold all public hearings required for comprehensive plans, official controls, conditional use permit applications, subdivision platting proposals, amendments to the same, and other matters as prescribed by county ordinance.
4. To review and act upon (i.e., hold a hearing and make the final declaration) all environmental review petitions, worksheets and impact statements that involve conditional uses, subdivision plats or other development proposals.

Planning Commission (PC) 2011 Members

- | | |
|----|----------------|
| 1. | John Lukan |
| 2. | William Coombe |
| 3. | Roger Skraba |
| 4. | Don Nienas |
| 5. | Raymond Svatos |
| 6. | Jack Huhta |
| 7. | Sonya Pineo |
| 8. | Darlene Saumer |
| 9. | Chris Dahlberg |

Planning Commission (PC) 2011 Membership Locations



Planning Commission (PC) Summary

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Overview of Conditional Use Permits

A conditional use is defined in the county zoning ordinance as a land use or development that would generally not be appropriate without certain restrictions placed upon that use. A review must be conducted to determine if that use is compatible with the county land use plan.

The Planning Commission reviews applications for conditional use permits, subdivision plats, rezonings, and land use plans. These types of applications and proposals have the potential to affect neighbors, the community and the county.

Examples of conditional use applications reviewed by the Planning Commission include campgrounds, gravel pits, resort expansions, planned developments, mini storage operations, and certain types of home based businesses.

All conditional use applications require a public hearing and an inspection by the county. Property owners in the area of the proposed development and the town government receive notice of the public hearing.

Members of the public, as well as local, county, state and federal agencies, may comment on issues of concern. Common concerns discussed during the public hearings include environmental limitations of a site such as wetlands or the ability of property to support sewage treatment; capacity of roads to handle increased development; location of buildings on a property; hours and days of business operation; and controlling waste, dust and noise from a business operation.

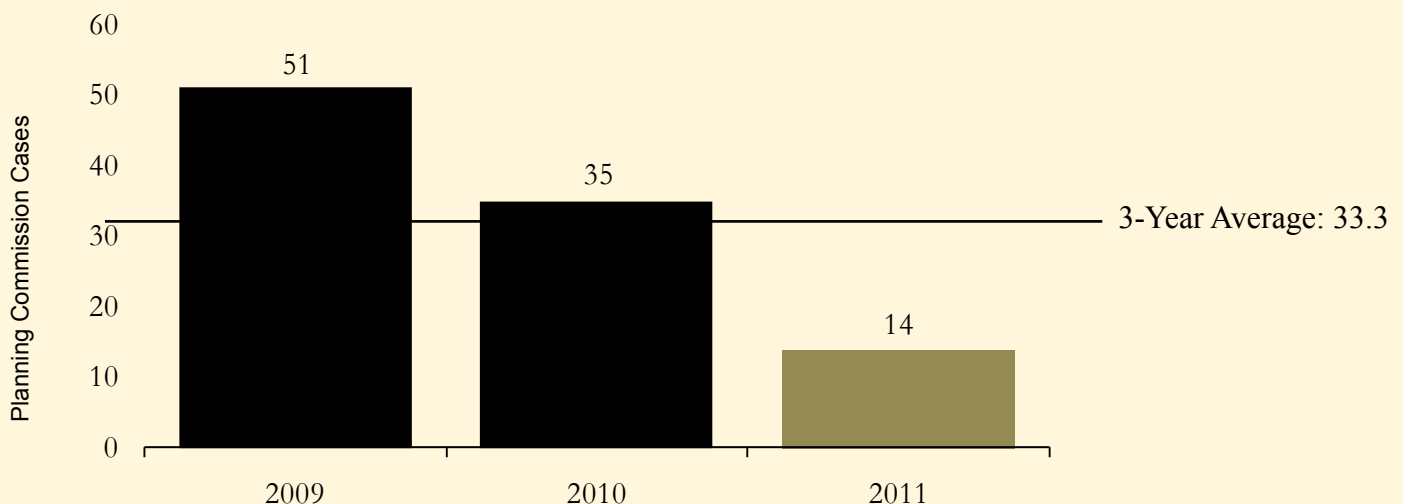
After the close of the public hearing, the Planning Commission makes a decision on the application. The decision may be to approve the application with conditions or it may be to deny the application.

2011 Total Hearings & Type

In 2011, the St. Louis County Planning Commission held 14 public hearings, however, one of the hearings was continued and was actually heard at more than one meeting. That hearing was for Ordinance 60. The number of hearings for 2011 is lower than the three year average of 33.3 per year since 2009.

Total Planning Commission Hearings

2009-2011



Source: St. Louis County Planning and Community Development, 2011

Note: Planning Commission applications include all conditional use permits, rezonings, plat/subdivision, land use/water plans, ordinances, EAW, and others.

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Shoreland & Non-Shoreland Areas

Shoreland areas are defined in state law as that area within 1,000 feet of a lake or 300 feet of a river. Shoreland areas have some of the highest property values in the county. They also have some of the most challenging land use and environmental issues.

Non-shoreland areas are lands away from lakes and rivers and development in these areas often presents different but equally significant land use and environmental concerns. Those concerns include impact upon neighbors, legal placement and quality of road access, waste disposal, and noise and dust.

Development proposals in non-shoreland areas tend to be on a larger scale.

Non-shoreland proposals may include gravel pits, manufacturing sites, storage facilities, salvage yards, kennels, churches, and community centers. Non-shoreland development proposals also include those for home based businesses that could result in a need for a conditional use permit.

Planning Commission Hearings by Type

Total Number 2009-2011

Conditional Use Permit Hearings	2009	2010	2011	
			#	% of Total
Sales and Service	0	1	0	0%
Borrow Pit	5	4	5	33.3%
Resorts/Campground/B&B	0	2	0	0%
Other	16	10	1	6.6%
Rural Industry	0	1	1	6.6%
Mini-Storage	3	2	1	6.6%
Home-Based Business	4	2	0	0%
Planned Unit Development (PUD)	0	0	0	0%
Communication Towers	9	2	1	6.6%
Subtotal	37	24	9	50.0%
Other Hearings				
Preliminary Plats/Subdivisions	6	3	2	14.3%
Rezoning	6	3	0	0%
Land Use/Water Plans	1	2	0	0%
Ordinance	1	0	3	20.0%
Environmental Assessment Worksheet	0	3	0	0%
Other	0	0	0	0%
Total Hearings	51	35	14	100.00%

Source: St. Louis County Planning and Community Development Department, 2011

Planning Commission (PC) Summary

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Board of Adjustment (BOA)

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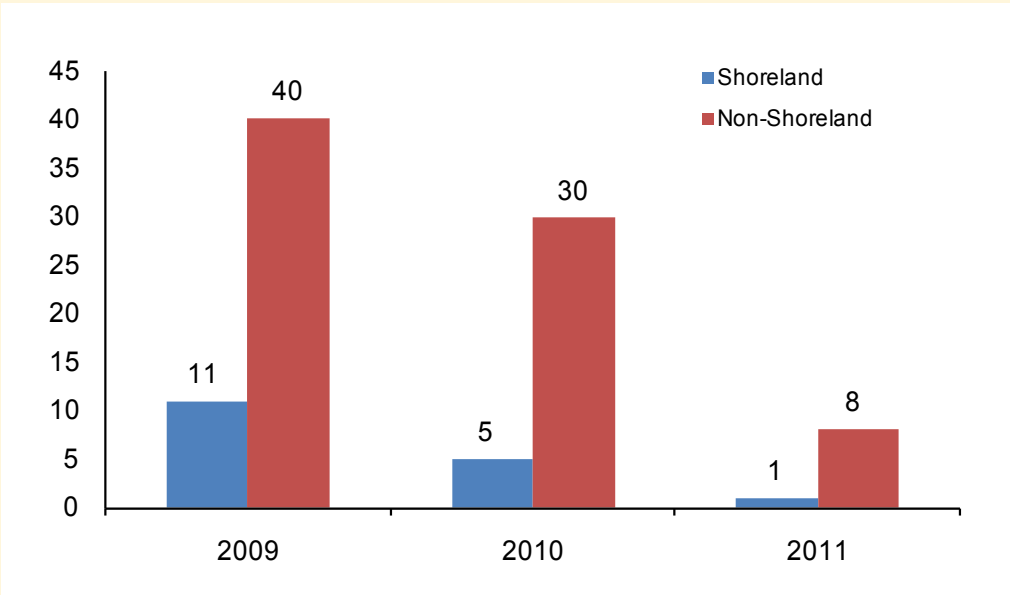
Land Use Administration

Shoreland Applications

In 2011, the Planning Commission reviewed 1 shoreland application, representing 11.11% of the total of 9 applications.

In 2011, the Planning Commission reviewed fewer than half of the applications related to shoreland in contrast to the previous two years.

Shoreland vs Non-Shoreland Applications
2009-2011



Source: St. Louis County Planning and Community Development Department, 2011



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Planning Commission (PC)

■ Planning Commission Subdivision Applications

In 2011, there were two preliminary plat applications and no plats or planned development applications reviewed by the Planning Commission. The chart below lists the applications that were reviewed.

Subdivision Applications Total Number 2011

	Lake Name	Township	Lots	Recorded (Planning Commission Action)
Preliminary Plats Approved				
Rupert Shores on Lake Vermilion	Vermilion	63-18 Beatty	3	November
Bower's Addition to Rollick Creek	Rollick Creek	67-17 Crane Lake	2	July
Plats Denied				
None				
Planned Developments Approved				
None				
Planned Developments Denied				
None				

Source: St. Louis County Planning and Community Development Department, 2011

Planning Commission (PC) Summary

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■ Referrals to County Board

The Planning Commission makes recommendations to the County Board about rezonings, subdivision plats, ordinance amendments and land use plans.

In 2011, the St. Louis County Board considered 6 items that were referred from the Planning Commission. Recommended items included five ordinance changes and one plan change.

Subdivision plat activity was decreased from eight in the previous year to zero in 2011.

Rezoning activity decreased by three in 2011, based on the Planning Commission's recommendations.

There was no rezoning activity in 2011.

Planning Commission Referrals to County Board: 2011

		Planning Commission Action	Board Action
Land Use Plans			
1.	(Ordinance 27) Repeal Town of Stuntz	March 2011	September 2011
2.	Repeal Water Plan 2000	March 2011	September 2011
Rezonings			
None			
Plats	Lake Name	Township	Lots
None			
Ordinance 46 Amendments			
3.	Repeal Article VI, Section 11	March 2011	September 2011
4.	Remove Article IX, Section 8	March 2011	September 2011
5.	Amend Article VI, Section 12-27 to reflect removal of Section 11	March 2011	September 2011
Ordinance 60			
6.	Ordinance 60 rewrite to replace Ordinance 33	December 2011	

Source: St. Louis County Planning and Community Development Department, 2011